Karen Johnson Davidson County
Batch# 659234 DEEDQC
06/17/2021 01:02:33 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210617-0082019

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd., Suite 202
Franklin, TN 37067

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

GIANG THUY NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY ~~OF WILLIAMSON~~ Davidson

I, or We, hereby swear or affirm that the actual Consideration for this transfer or value of the Property transferred, whichever is greater is $0.00. Which amount is equal to, or greater than, the amount, which the property transferred, would command at a fair voluntary sale.

Affiant: Lenetta Cline Heiland

Subscribed and sworn before me, this the 11th, day of June, 2021.

Notary Public: Giang

My Commission Expires: ~~06~~ on 01/08/2024

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL:**
Lenetta Cline Heiland Dwight O. Heiland 6008 Hagar Grove Pass Hermitage, TN 37076	Bank of England 5 Statehouse Plaza, #500 Little Rock, AR 72201	098-10-0A-003.00-CO

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, **Lenetta Cline Heiland A/K/A Lenetta Cline Heiland** (hereinafter referred to as "**GRANTOR**"), do quitclaim and convey all of my undivided right, title and interest to the hereinafter described property to **Lenetta Cline Heiland and Dwight O. Heiland, wife and husband** (hereinafter referred to as "**GRANTEES**"), their successors and assigns, in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 3 on the plan of PHASE ONE, HAGARS GROVE, of record in Instrument No. 20040614-0069738, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

BEING the same property conveyed to **Lenetta Cline Heiland**, erroneously referred to as Lenetta Cline Heliand, by Warranty Deed from **Mary L. Smith-Brown and David M. Brown**, husband and wife, of record in Instrument No. 20210221-0069103 Register's Office of Davidson County, dated May 17, 2021. Being also known as 6008 Hagar Grove Pass, Hermitage, TN 37076.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this document was executed this 11th day of June, 2021.

Lenetta Cline Heiland

Lenetta Cline Heiland

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Lenetta Cline Heiland,** with whom ~~I am personally acquainted (or~~ proved to me on the basis of satisfactory evidence) and who acknowledged that she executed this instrument for the purposes contained therein.

Witness my hand and official seal at office, this 11th day of June, 2021.

My Commission Expires: 01/08/2024

Giang

NOTARY PUBLIC

GIANG THUY NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY